



38 Woodburn Street, Dalkeith, Midlothian, EH22 2EN

Beautifully Presented Two-Bedroom Terraced Home with Private Gardens

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Property Description

Beautifully presented two-bedroom terraced home with private gardens and a patio. Set within a quiet and sought-after residential area of Dalkeith, just east of Edinburgh City Centre.

Accommodation comprises an entrance hall, living room, kitchen, two versatile bedrooms, an en-suite, and a family bathroom.

Finished in contemporary décor throughout, featuring a stylish fitted kitchen and a modern bathroom. Further benefits include gas central heating, contemporary fittings, and excellent storage space.

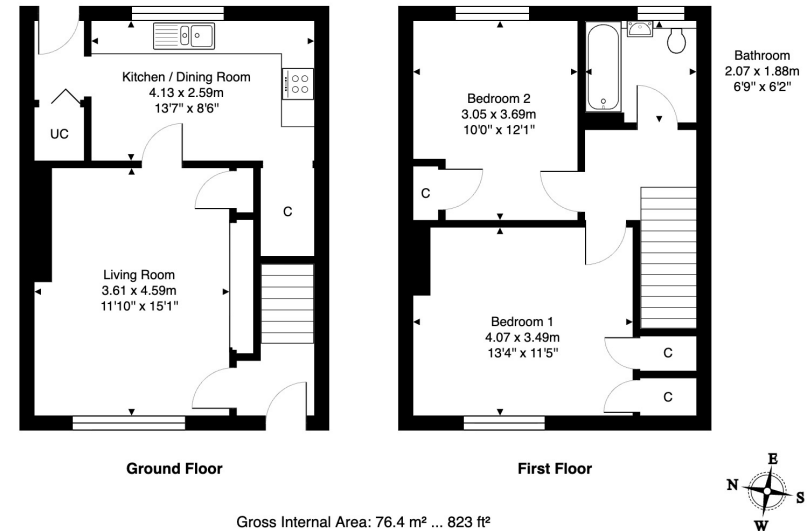
A front lawn and pathway welcome you home, while the enclosed rear garden offers a patio and landscaped garden area.

A welcoming entrance leads into the property and through to the living room, which has been finished to a high standard. The living room features beautiful contemporary flooring and a feature wall with a wall-mounted TV point, creating an ideal space for entertaining guests with direct access to the kitchen. The kitchen has been finished with tiled-effect flooring, granite-effect countertops, and a tiled splashback, along with a stainless steel sink with drainer, integrated oven, electric hob with canopy above, and space for additional appliances.

Upstairs provides access to bedrooms one and two, both finished with light décor and built-in wardrobes, with bedroom one benefiting from carpeted flooring and bedroom two featuring wood-effect flooring. Completing the property is the family bathroom, fitted with a three-piece suite including a shower over the bath and a ladder-style radiator.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Eskbank and Dalkeith, located in Midlothian around eight miles from Edinburgh city centre, boast a wide range of local amenities including Lidl and Morrison's supermarkets. The area is ideally positioned with quick access to the city bypass, offering excellent commuter links to Edinburgh, nearby towns, and major retail destinations. Straiton Retail Park is close by

and features a Sainsbury's, M&S Food, Boots, various high-street retailers, and one of only two IKEA stores in Scotland. Families benefit from quality local schooling at both primary and secondary levels, while frequent public transport services ensure easy travel to and from Edinburgh and surrounding areas.





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